

Federation Centres - Direct Debt (Segment Balance Sheet ⁴)

Fund ¹	Facility	Consolidated	Fixed / Float	Currency	Maturity	Term	Limit (A\$m)	Drawn (A\$m)	Unused (A\$m)	Interest
						Remaining (Yrs)				Rate ² (%)
FDC	Bankstown	Yes	Fixed	AUD	13-Dec-13	1.0y	315.0	315.0	-	
FDC	CMCS33	Yes	Float	AUD	15-Mar-13	0.2y	55.0	54.9	0.1	
FDC	Core	Yes	Float	AUD	23-Nov-15	2.9y	650.0	650.0	-	
FDC	Core	Yes	Float	AUD	23-Nov-17	4.9y	625.0	86.6	538.4	
FDC	Karratha	Yes	Float	AUD	21-Mar-13	0.2y	22.2	22.2	-	
FDC	Kingswood ³	Yes	Float	AUD	4-Dec-13	0.9y	300.0	300.0	-	
FDC	Lutwyche	Yes	Float	AUD	15-Mar-13	0.2y	29.0	29.0	-	
FDC	Roselands	Yes	Fixed	AUD	13-Dec-13	1.0y	73.5	73.5	-	
FDC	Victoria Gardens	No	Float	AUD	15-Dec-14	2.0y	33.0	33.0	-	
Total Federation Centres Direct Debt						2.7y	2,102.7	1,564.2	538.5	6.43%
Breakdown by fixed & floating rate debt										
Floating Rate Debt ⁵						3.1y	1,714.2	1,175.7	538.5	6.00%
Fixed Rate Debt						1.0y	388.5	388.5	-	7.75%
FDC Contracted Direct Debt						2.7y	2,102.7	1,564.2	538.5	6.43%
Fair value adjustments, deferred debt and loan acquisition costs (Fixed & Floating)								(11.5)		
Total FDC Direct Debt								1,552.7		
Breakdown by current & non-current debt										
Current						0.8y	794.7	794.6	0.1	6.84%
Non-Current						3.8y	1,308.0	769.6	538.4	6.01%
FDC Contracted Direct Debt						2.7y	2,102.7	1,564.2	538.5	6.43%
Fair value adjustments, deferred debt and loan acquisition costs (Current & Non-Current)								(11.5)		
Total FDC Direct Debt								1,552.7		

Syndicate & External Debt

Fund ¹	Facility	Consolidated	Fixed / Float	Currency	Maturity	Term	Limit (A\$m)	Drawn (A\$m)	Unused (A\$m)	Interest
						Remaining (Yrs)				Rate ² (%)
RDP4	RDP4	No	Float	AUD	24-Nov-14	1.9y	40.0	40.0	-	
RDP5	RDP5	No	Fixed	AUD	30-Jan-15	2.1y	34.0	34.0	-	
RDP6	RDP6	Yes	Fixed	AUD	15-Dec-14	2.0y	54.5	51.9	2.6	
RDP10	RDP10	No	Float	AUD	14-Oct-14	1.8y	33.7	33.7	-	
RDP11	RDP11	No	Float	AUD	30-Sep-13	0.7y	70.0	70.0	-	
RDP12	RDP12	Yes	Float	AUD	24-Nov-14	1.9y	29.9	29.9	-	
RDP14	RDP14	No	Float	AUD	18-Jun-15	2.5y	24.7	16.0	8.7	
RDP15	RDP15	No	Float	AUD	30-Jun-15	2.5y	19.0	18.5	0.5	
RDP18	RDP18	Yes	Fixed	AUD	15-Aug-14	1.6y	18.5	18.5	-	
RDP18	RDP18	Yes	Float	AUD	15-Aug-14	1.6y	6.2	6.2	-	
RDP21	Roselands	No	Fixed	AUD	13-Dec-13	1.0y	73.5	73.5	-	
RDP25	RDP25	Yes	Float	AUD	21-Mar-13	0.2y	32.5	32.5	-	
RDP25	Karratha	Yes	Float	AUD	21-Mar-13	0.2y	22.2	22.2	-	
RDP26	RDP26	Yes	Fixed	AUD	19-Dec-14	2.0y	34.6	34.6	-	
RDP26	RDP26	Yes	Float	AUD	19-Dec-14	2.0y	34.6	34.6	-	
RDP27	RDP27	Yes	Fixed	AUD	13-Dec-13	1.0y	55.0	55.0	-	
Woodlands	Woodlands	Yes	Float	AUD	1-Oct-14	1.8y	6.8	6.8	-	
RDP34	RDP34	No	Float	AUD	2-Dec-14	1.9y	30.6	30.6	-	
RDP37	RDP37	Yes	Float	AUD	19-Dec-13	1.0y	23.9	18.4	5.5	
External	Victoria Gardens	No	Float	AUD	15-Dec-14	2.0y	33.0	33.0	-	
Total Syndicate & External Debt						1.5y	677.2	659.9	17.3	6.77%

Federation Centres - Statutory Consolidated Debt ⁶

Fund ¹	Term	Limit (A\$m)	Drawn (A\$m)	Unused (A\$m)	Interest
	Remaining (Yrs)				Rate ² (%)
Current	0.8y	928.3	922.7	5.6	
Non-Current	3.6y	1,460.0	919.0	541.0	
Total Contracted Debt		2.5y	2,388.3	1,841.7	6.52%
Fair value adjustments, deferred debt and loan acquisition costs (Current & Non-Current)				(13.3)	
Total Consolidated Debt			1,828.4		

¹ Debt schedule represents pro-rata interest of borrowers where facility is shared (e.g. Bankstown).

² Interest rates on variable rate facilities include the applicable rate as at 31 December 2012 and are before hedging and expressed as a percentage of drawn debt. Rates exclude commitment fees on delayed starts and establishment fees.

³ Kingswood represents property level facilities relating to Cranbourne, Karingal, Mandurah, Warriewood.

⁴ As per note 2 (Segment Information) in the FDC 31 December 2012 financial report.

⁵ Extent to which floating rate debt is hedged can be determined by reference to Derivate Contracts Supplemental.

⁶ As per the Statutory Balance Sheet in the FDC 31 December 2012 financial report.